ACCESSIBILITY, SAFETY & APPROVAL CHECKLIST

Items to resolve before technical design or construction

A-04

CONCEPT - NOT FOR CONSTRUCTION

ACCESS & USE

1. Step-free route from dwelling/parking to a drained, level landing.
2. Door ironmongery, switches, sockets and controls within accessible reach.
3. Slip-resistant, low-glare flooring; strong colour contrast at doors and fittings.
4. Heating, ventilation and lighting controls usable with limited dexterity.
5. Check whether a hoist, profiling bed or carer space is required now or later.

WET ROOM

1. Confirm left- or right-hand WC transfer side for the specific occupant.
2. Provide structural pattressing for rails, seat and future adaptations.
3. Thermostatic anti-scald controls; reachable shower handset and alarm pull cord.
4. Floor gradients, tanking, drainage capacity and falls by specialist design.
5. Mechanical extract with quiet boost and suitable make-up air.

REGULATORY / TECHNICAL

1. Establish whether this is ancillary accommodation or a separate dwelling.
2. Check planning permission, permitted development limits and boundary conditions.
3. Building Regulations: structure, fire, energy, ventilation, drainage, electrics and access.
4. Fire strategy must address inner-room risk, escape windows/doors, alarms and separation.
5. Structural engineer to design foundations, frame, roof, wind restraint and openings.

IMPORTANT

This drawing is a feasibility concept, not a construction drawing. A measured site survey and occupant-specific access assessment are essential. A UK architect/architectural technologist, structural engineer and Building Control body should develop and approve the technical design. Local planning policy and proximity to boundaries may materially change the proposal.